



St. Matthews Road, Worthing

Asking Price
£250,000
Share of Freehold

- Well Presented First Floor Flat
- Popular Heene District
- Two Double Bedrooms
- Modern Kitchen
- Bay Fronted Living Room
- EPC Rating - TBC
- Views Of Victoria Park
- Front Garden
- Share of Freehold

Robert Luff & Co are delighted to offer to market this well presented first floor flat ideally situated in the highly sought after Heene district with beautiful views of Victoria Park and close to the town centre shops, restaurants, schools, bus routes and the mainline station. Accommodation offers bay fronted living room, two double bedrooms, bathroom and modern kitchen. Other benefits include a balcony and share of the freehold.

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Accommodation

Communal Entrance

Front door into communal hallway, front door to flat, stairs then leading up to:

Hallway

Radiator, split level, radiator, storage cupboard, loft hatch.

Lounge 15'8 x 15'8 into bay (4.78m x 4.78m into bay)

Feature period fireplace with marble surround, cast iron and tile insert, TV point, decorative coving, sash window, radiator, picture rail, full height sash window giving occasional access to balcony area, laid wood flooring, picture rail.

Kitchen 7'3 x 6'9 (2.21m x 2.06m)

A range of high gloss wall and base units , black sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob, electric oven, extractor fan above, space for fridge / freezer, laminate wood flooring, space and plumbing for washing machine, sash window.

Bedroom One 12'4 x 9'11 (3.76m x 3.02m)

Sash window, radiator, cupboard, strip wood door.

Bedroom Two 10'5 x 10'3 (3.18m x 3.12m)

Radiator, sash window to rear.

Bathroom

Tile enclosed bath with handles and mixer tap, over-bath shower with bar shower and screen, low level flush W.C, wash hand basin with mixer tap set into vanity unit, tiled floor, part frosted sash window, tiled splash back, extractor fan, heated towel rail.

Tenure

The property is share of freehold with 86 years remaining on the lease.

The maintenance charges are on an 'as and when' basis.

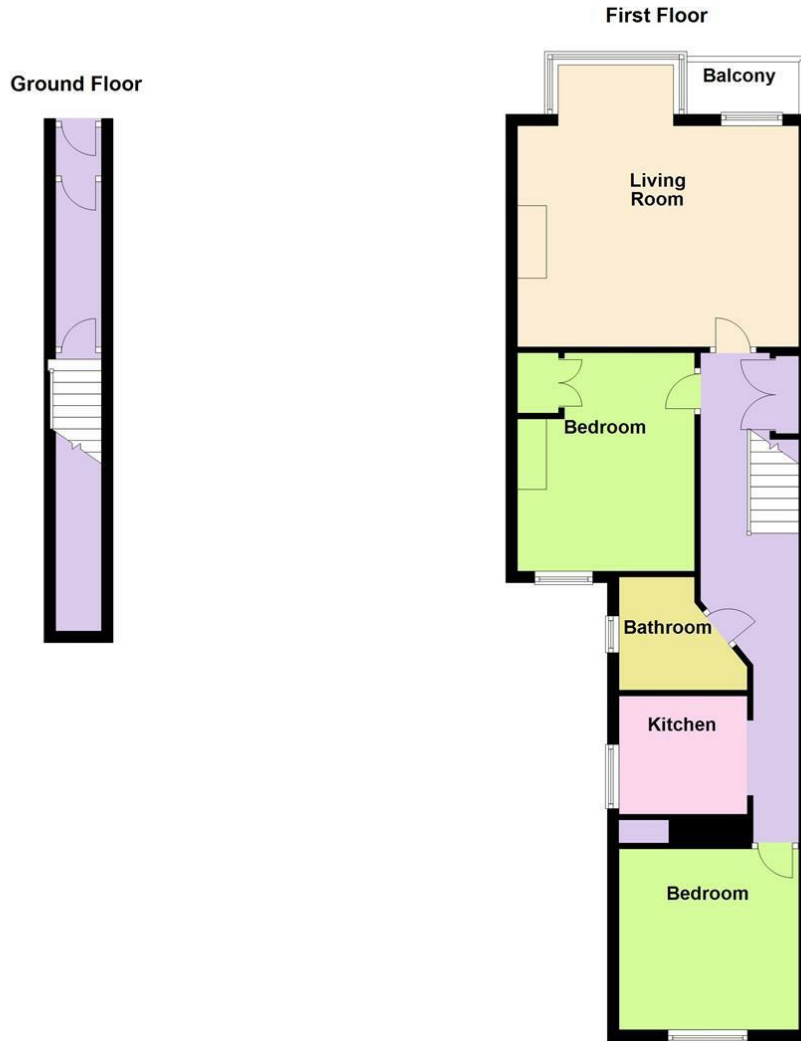
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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.